



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

September Minutes

Thursday, September 2, 2021; 7:00 p.m.

A public meeting of the Historic Preservation Commission was held on Thursday, September 2, 2021. To adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Ms. Zoren moved to approve the August 5, 2021 minutes. Mr. Reich seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor, Kristin Haskins

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLAN FOR APPROVAL

Consent Agenda

1. HPC-21-32 – 8202 and 8049 Main Street, Ellicott City

Regular Agenda

2. HPC-21-33 – 8221 Main Street, Ellicott City
3. HPC-21-34 – 13883 Triadelphia Road, Glenelg
4. HPC-21-35 – 8202 Main Street, Ellicott City
5. HPC-21-36 – 8385 Main Street, Ellicott City
6. HPC-21-37 – 3709 Old Columbia Pike, Ellicott City (formerly 3713 Old Columbia Pike)

OTHER BUSINESS

1. Adoption of Howard County Historic Sites Inventory Updates
 - a. Adding HO-1165, Treakle Farm
 - b. Correcting address and historic names entries from existing properties listed on the Inventory.

CONSENT AGENDA

HPC-21-32 – 8202 and 8049 Main Street, Ellicott City

Applicant: EC 250 Inc.

Request: The Applicant, EC 250 Inc., requests a Certificate of Approval to install banners at 8202 Main Street and 8049 Main Street, Ellicott City.

Background and Site Description: The property at 8202 Main Street is located in the Ellicott City Historic District. According to SDAT, the building at 8202 Main Street dates to 1850 and the building at 8049 Main Street dates to 1930. The building at 8202 Main Street is listed on the Howard County Historic Sites Inventory as HO-68, the Howard House.

Scope of Work: The Applicant proposes to install two 2-foot-high, by 12-foot-wide banners for the upcoming Ellicott City 250th anniversary celebration. The banners will be a total of 24 square feet and will be a Tyvek material. The banners will have a white background, with gold, maroon and blue accent colors.

The banners will be temporarily hung on the railing of the Howard House and from the second-floor porch facing Maryland Avenue at 8049 Main Street. The banners will be hung from October to December 2021. The banners will be hung with zip ties securing it in place.

The banner will contain the EC 250 logo on the left side of the banner, and the remainder of the banner will read:

Coming in 2022...
Celebrate then and now!
Ellicott City's 250th anniversary

The banner will also list the two sponsors, Howard County, Maryland and ClayGround Studio and Gallery.



Figure 1 - Location of banner on 8202 Main Street.



Figure 2 - Location of banner on 8049 Main Street.

HPC Review Criteria and Recommendations:

Chapter 11.A.1: Signs, General Guidelines

- 1) Chapter 11 recommends:
 - a. "Use simple, legible words and graphics."
 - b. "Use a minimum of colors, generally no more than three. Coordinate sign colors with the colors used in the building façade."

The banner will contain four colors: white, maroon, blue and gold. There are hints of a 5th color, with gray in the EC 250 logo. The text is simple and uses fonts that are easily legible.

Chapter 11.6: Signs, Banners and Flags

- 2) Chapter 11 states, *"The County Sign Code allows banners only on a temporary basis, to advertise the grand opening of an establishment or a public entertainment or event. Grand opening banners are allowed for no more than 14 days. Generally, large banners on the facade of a building, such as commonly seen in commercial areas, are geared toward vehicular traffic and are not appropriate for a pedestrian-scaled district. Street banners, which the Sign Code allows for no more than 14 days before and seven days after a public entertainment or event, have been appropriately used in Ellicott City to advertise public events in the historic district. The county executive's approval is required for such banners."*
- 3) Chapter 11 recommends, *"Limit the size of temporary banners (not including street banners) to no more than 12 square feet on two-story buildings and no more than 16 square feet on buildings of three or more stories."*

While the guidelines distinguish between street banners and building banners, there are no locations to install a street banner that would not impact traffic. The proposed locations will serve as street banner locations, as the banners advertise a town wide celebration, rather than an individual business opening. Given that this event is a special, one-time event celebrating the town's 250th anniversary, and the lack of places to install street banners, the proposed banners seem appropriate. The banners will only be up from October to December 2021 and will then be removed.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted for the banners at 8202 and 8049 Main Street.

Testimony: There was no testimony.

Motion: Mr. Reich moved to approve. Mr. Roth seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-21-33 – 8221 Main Street, Ellicott City

Applicant: Kim Egan for Art in Ellicott City

Request: The Applicant, Kim Egan for Art in Ellicott City, requests a Certificate of Approval to install a sculpture at 8221 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1930. The Applicant presented an application for Advisory

Comments at the August 5, 2021 HPC meeting in case HPC-21-28 for the installation of a three-dimensional water wheel sculpture. The application for case HPC-21-28 explained that a mural has existed on the side of this building since the 1960s.



Figure 3 - Existing mural on side of building.

Scope of Work: The Applicant proposes to install a three-dimensional water wheel sculpture on the side of the Ellicott Theater building. The wheel will be approximately 8-feet in diameter and 16-inches deep. The application explains that the sculpture will be welded and formed from corten steel which, when exposed to the elements, develops a rusted appearance in just a few months, giving it a timeworn look. The wave portion of the sculpture will consist of 2" aluminum pipes, powder-coated with blues and grays. The Applicant will submit the color swatches in a separate application.

The Applicant has spoken with the Department of Recreation and Parks and will maintain the flower beds under the Adopt-a-Park program. The sculpture will be lit from below with programmable LED projectors in the flower boxes. The lights will be programmed to come on half an hour after sunset and to go off at 11:30 p.m., or half an hour after closing time, whichever is latest.

The sculpture will be mounted into the mortar. The surface will be prepared by parging over the existing mural, which parging will be re-painted to mimic the brick. The artist who will paint the brickwork is Antonia Ramis Miguel, who painted the brick work on the side of the Reedy Electric building and on the bottom of the Times Building.

The Applicant also proposes to mount a brass plaque on the wall to explain the sculpture and to educate pedestrians about the mill origins of the town. They will submit the language for the plaque to HPC for review before it is mounted.

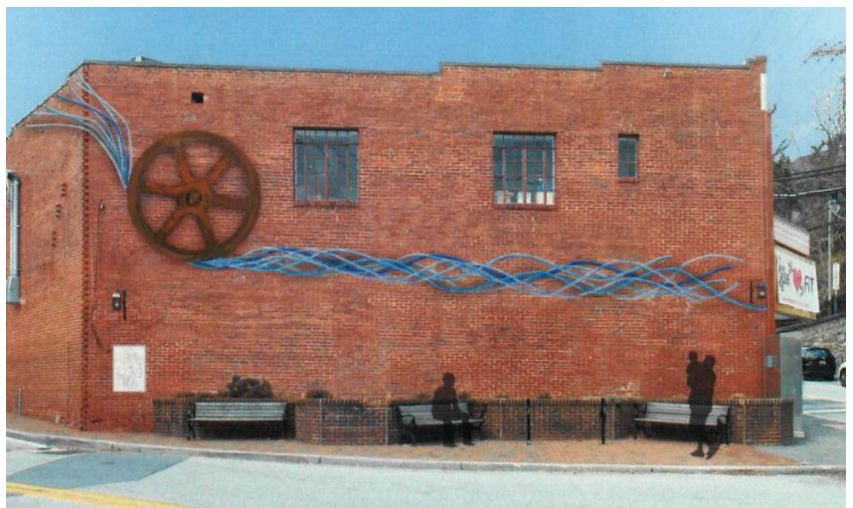


Figure 4 - Proposed sculpture

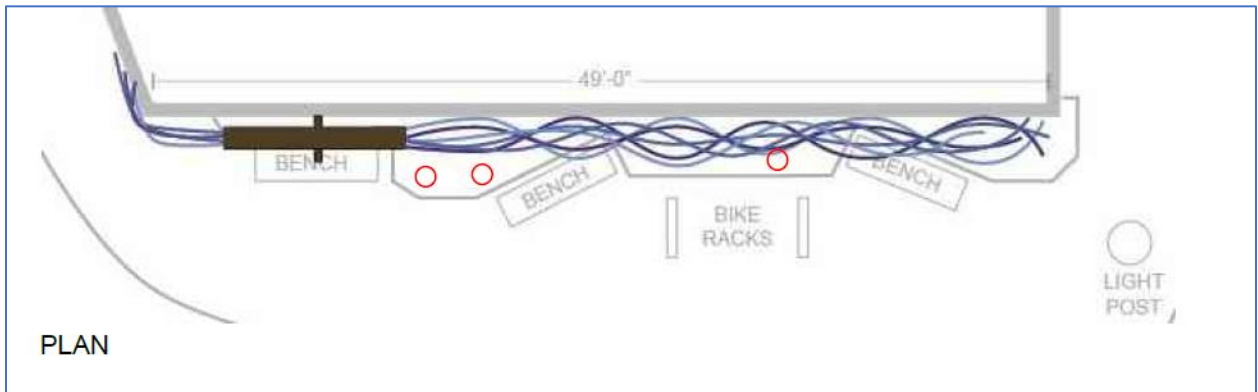


Figure 5 - Aerial plan view. Red circles indicate location of lights.

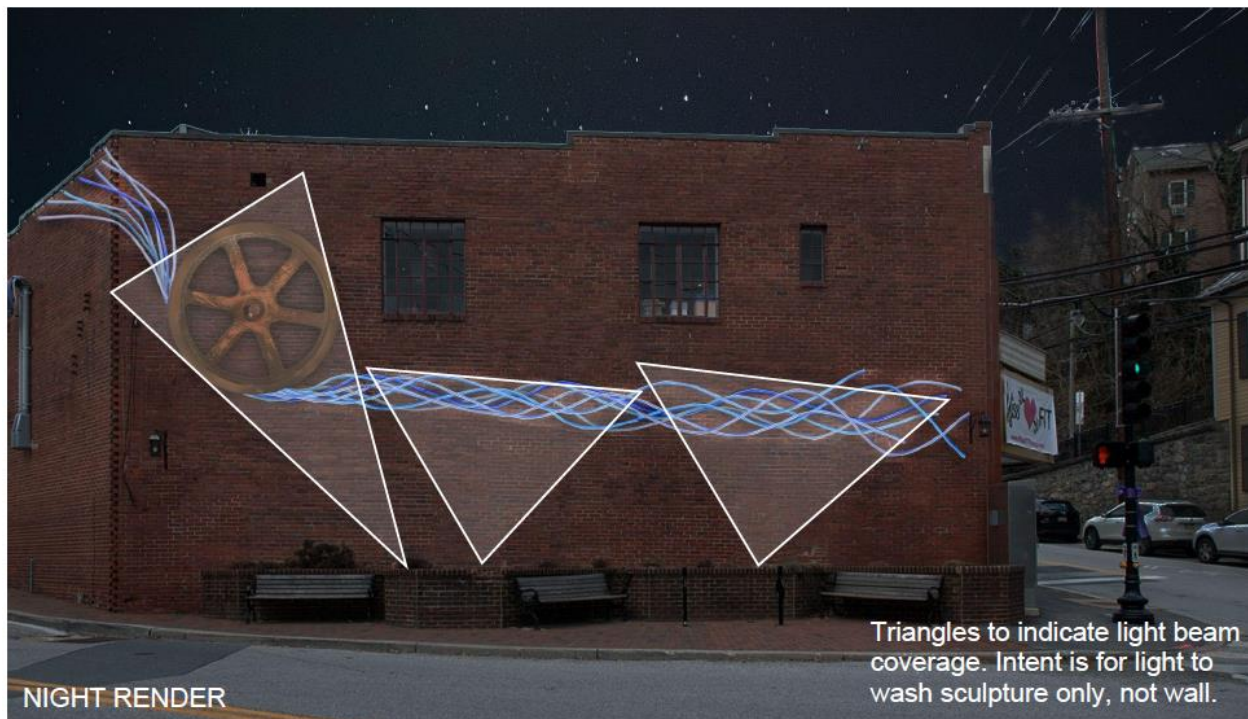


Figure 6 - Night rendering lighting plan.

HPC Review Criteria and Recommendations:

Chapter 11.B.9: Signs, Commercial Buildings, Wall Murals

- 1) Chapter 11.B.9 states, "Painting a sign directly on a wall or other structural part of a building is not permitted by the county Sign Code. However, the Board of Appeals may grant a variance for such signs if they are found to contribute significantly to the historic, architectural or aesthetic character of the area. A wall mural that does not advertise a business or identify an area is not a sign and is not regulated by the Sign Code. Well-executed artwork such as wall murals can make

a positive contribution to the historic district. Any wall mural, whether or not it is a sign, requires approval by the Historic Preservation Commission.”

The proposed sculpture is not a painted mural or a sign, but it will be located on the side of the building, in a manner that murals and painted signs are traditionally displayed. Aside from the Guideline referenced above in Chapter 11.B.9, the Guidelines do not otherwise reference public art. However, the guideline is relevant and provides guidance that well-executed artwork can make a positive contribution to the historic district.

While the sculpture is not a painted sign, the recommendation that a painted sign should “*contribute significantly to the historic, architectural or aesthetic character of the area*” is relevant. As this sculpture will focus on Ellicott City’s origin as a mill town that utilized water to power the mills, the sculpture complies with the Guideline recommendation.

Chapter 6.C: Rehabilitation and Maintenance of Existing Buildings; Masonry

2) Chapter 6.C recommends:

- a. *“Maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.”*
- b. *“Carefully remove modern materials that have been applied over historic masonry.”*
- c. *“If a masonry wall or feature must be replaced, use materials as similar to the original as possible, particularly if the materials are visible from a public road or are key elements of the building’s style or character.”*
- d. *“Use mortar mixes that are compatible with early stone and brick.”*
- e. *“Repair rather than replace masonry walls, through repointing and limited replacement of masonry with units that match the size, color and texture of damaged or missing units.”*

The sculpture is proposed to be installed on the mortar of the brick wall, which is the appropriate place as mortar can easily be repointed.

The existing painted mural will also need to be removed in order to create a fresh surface for the sculpture. The application details that the existing mural will be parged over, with brick painted on. The same technique has been previously approved, in Reedy Building Mural (HPC-19-32, June 2019), Times mural (HPC-20-53, July 2020). This will allow for a fresh surface, as the brick is damaged on this side of the building due to the removal of previously existing gas station.

Staff Recommendation to the HPC: Staff recommends the HPC approve the water wheel sculpture as submitted.

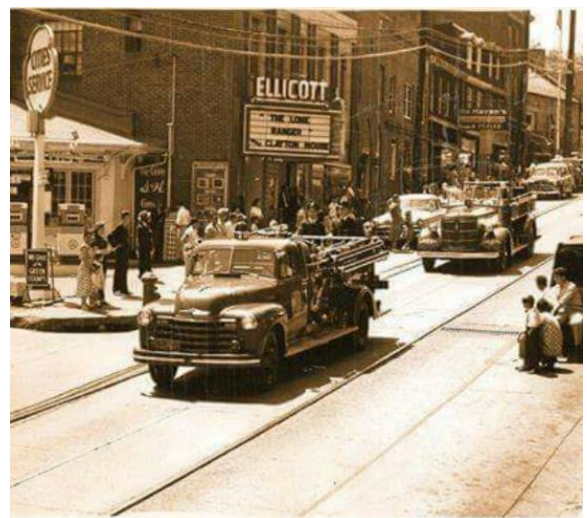


Figure 7 - Former gas station on left.

Testimony: Mr. Shad swore in Kim Egan. Ms. Egan explained the application is similar to the previous application for Advisory Comments, but they have included additional information on the color palette, lighting and park information/flower boxes as requested. She said they have not made any changes to the design or any other aspect of the application.

Mr. Reich asked if all of the blue colors on the tubes shown in the application were part of the color palette being utilized. Ms. Egan said those colors are all of the possible hues they would use and explained the artist wants to have the option to use all of the colors, but may not use all of them. Mr. Reich said they all look acceptable.

Mr. Reich thanked them for including information about the electronics for the lighting. Ms. Egan said the lights will not shine across the street or into traffic.

Mr. Reich asked about the anchoring of the sculpture into the mortar. Ms. Egan confirmed it will be installed into the mortar, not the brick. She said they will make any repairs to the mounting materials as needed.

Ms. Zoren did not have questions. She said the parging with the faux brick makes sense and would need to be done regardless of the art piece, due to the deterioration of the current mural and wall. Mr. Roth did not have any questions. Mr. Shad said it looks good and he did not have any questions.

Motion: Mr. Reich moved to approve. Ms. Zoren seconded. The motion was unanimously approved.

HPC-21-34 – 13883 Triadelphia Road, Glenelg

Applicant: Nasser Nasser

Request: The Applicant, Nasser Nasser, requests Advisory Comments on the demolition and new construction at 13883 Triadelphia Road, Glenelg.

Background and Site Description: This property is not listed on the Historic Sites Inventory and is not located in a local historic district. However, the building is historic. According to SDAT, the building on the property dates to 1900.

The property consists of 6.95 acres and one buildable lot.

The County Architectural Historian provided the following information:

“This small farm was part of a 55-acre tract that Josephus Isaac purchased in 1833 for only \$390, the low price suggesting that it had no significant improvements at that time. The house Isaac built for himself may still exist as part of 3866 Ivory Road (HO-895). The Isaacs parcel was subdivided a number of times for the children of Josephus, which complicates the understanding of each property, but this portion of the land was willed to his grandson George H. Isaac in 1875. The house has features that suggest it was built in the 1850s, but also has some conservative features that could put it back to the 1830s. It has a side-passage plan with only one room in the main block and must have had a kitchen ell that was taken down and replaced with the existing larger two-story ell. The Isaac family sold the 16-acre farm to John Akers for \$1,750 in 1903. It is possible that the Isaacs enlarged the house in the late-nineteenth century but perhaps more likely that Akers was responsible for the existing rear ell. However, John and his wife Honor were in their 40s when they bought the farm and had no children and apparently no live-in help, so they did not need the space. The cross gable on the front is almost certainly from the twentieth



Figure 8 - Building located at 13883 Triadelphia Road.

century and must have been added by Akers. In most cases the cross gable is added to the older roof, but in this instance the entire roof was replaced and suggests the possibility that the old roof was destroyed in a storm. A one-story addition was built onto the back of the ell in the 1920s or 1930s. The farm was purchased by Joseph and Mary Mullinex in 1937 so they are the ones most likely for these improvements.”

Scope of Work: The Applicant proposes to demolish all existing structures, including the historic house and a barn and construct a new principle dwelling. In addition to the barn, there are ruins of a few outbuildings around the property. All of these structures will be demolished.



Figure 9 - Vergeboard details and arched window.



Figure 10 - Outbuilding to be demolished.



Figure 11 - Outbuilding to be demolished.



Figure 12 - Outbuilding to be demolished.

HPC Review Criteria and Recommendations:

Section 16.118. - Protection of Historic Resources

The structure is not located in a historic district and is not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations for the Protection of Historic Resources does not apply.

The County Architectural Historian has documented and measured the building, in order to create measured drawings and inventory the building, which will be added to the Maryland Inventory of Historic Properties.

The exterior front gable components (vergeboard, shingles and arched window) and porch posts have retained their character and should be salvaged.

Staff Recommendation to the HPC: Staff recommends the HPC provide Advisory Comments on the demolition and new construction.

Testimony: The Applicant was not present and the Chair deferred the application to the October 7, 2021 meeting.

HPC-21-35 – 8202 Main Street, Ellicott City

Applicant: Rob Brennan, brennan + company architects

Request: The Applicant, Rob Brennan, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations and repairs at 8202 Main Street, Ellicott City.

Background and Site Description: The property at 8202 Main Street is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1850. This building is also listed on the Howard County Historic Sites Inventory as HO-68, the Howard House.



Figure 13 - Existing front facade.

Scope of Work: The Applicant proposes to reconstruct the missing second story porch and make other building repairs. The property owner seeks tax credit pre-approval for all work.

- 1) Porch – Remove the existing first floor rubber porch roof and construct second story porch to match that which historically existed. The first-floor porch structure and ceiling will remain. The reconstruction of the second story porch will include the following:
 - a. Railings and Screens – Install new fabricated or salvaged black cast iron railings, columns, panels and vertical screen components to match the existing on the first floor.
 - b. Porch decking/flooring – Install new tongue and groove lpe wood decking, to remain unpainted.
 - c. Gutters – Install new round 5-inch Galvalume gutters and downspouts.
 - d. Steel tube guard rail – Install new 1 ½ inch diameter steel tube guard rails at 42 inches, welded to new steel pipe columns. This will be located behind the cast iron panels and railings.
 - e. Roofing – Install new Double Lock 1” standing seam metal roof by Riverside Sheet Metal, using Galvalume plus. The panels will be 18 inches wide. Color to remain Galvalume (silver).
 - f. Lighting – Add three new pendants and three new spotlights to match the locations on the existing first floor porch. The new second floor lights will match the new lights to be installed on the first-floor porch (see Item 3.J below). Lights to be black metal and seedy glass; Dover 20-inch-tall 3 light Vivex outdoor pendant with clear seedy glass.

- g. Porch ceiling – New wood beadboard to match the first floor existing, to be painted Benjamin Moore Sandy Hook Gray, HC-108.
- 2) The repairs to the overall building and existing first floor porch will include:
- a. Second floor Gothic arched wood door and sidelights – Refurbish the existing door as needed; repaint the door and sidelights green to match the existing.
 - b. First floor green wood full light retail doors – Refurbish doors and transoms as needed; paint green to match the existing.
 - c. First floor solid wood paneled door, transom and sidelights – Door to be refurbished as needed and stained to match the existing wood stain color. Transom and sidelights to be refurbished as needed and painted green to match the existing.
 - d. Wood windows – The existing windows consist of white upper level windows and green first floor windows. The Applicant proposes to repair and paint all window sashes and trim Sandy Hook Gray. All windows (frames, sashes, sills and trim) to be repaired and weather stripped as needed.
 - e. Stone building walls – Repoint existing stone building walls as needed. Remove loose mortar and infill mortar to match the existing in materials, consistency, color and tooling.
 - f. Chimney – Repoint and repair as needed to match existing.
 - g. Painting, existing colors green, crème and black. Proposed green to match existing, gray windows and black porch cast iron railing components. Areas to be painted include: metal railings, screen and columns, window sashes and trim, woodwork including cornice, fascia, dormers, porch skirt and shutters.
 - i. All woodwork except for doors and shutters to be Benjamin Moore Sandy Hook Gray, a beige/tan color.
 - ii. Shutters to be Sherwin Williams Rookwood Shutter Green, SW-2809, appears a dark green-black shade (similar to a Charleston Green).
 - iii. Doors – Repaint the existing first floor full light doors to match the existing color. Main front solid wood doors to remain stained/unpainted wood.
 - iv. Metalwork on porches – to be black painted cast iron.
 - v. Gutters, downspouts and metal porch roof – silver Galvalume.
 - h. Roof – The existing building roof is slate, to be cleaned.
 - i. Shutters – Photographic evidence shows the historic shutters are missing. The Applicant proposes to install new 1-3/8-inch wood louvered shutters and hardware by Vixen Hill. Shutters to be painted Rookwood Shutter Green by Sherwin Williams, SW-2809. The shutters be operable with black powder coated carbon steel galvanized hinges and Beacon Hill style black powder coated forged carbon steel shutter dogs.
 - j. Gutters and downspouts – The existing gutters are existing are half round, white painted aluminum. The existing gutters will be repaired as needed.
 - k. Metalwork – Repair existing first floor porch metal work railings, panels, vertical screens, etc) and repaint black.
 - l. Lighting – Existing first floor porch contains three pendants and three spotlights, brown metal and glass. Replace the existing pendant and spotlights with black metal and seeded glass; Dover 20-inch-tall 3 light Vivex outdoor pendant with clear seeded glass.
 - m. Decking and Steps – Existing first floor decking is 1x4 deck boards, ¾ pressure treated treads, painted brown. First floor decking to be repaired as needed and painted Sherwin Williams 2855, Sycamore Tan, a medium light brown.
 - n. Porch skirting and trim – To be painted Sandy Hook Gray. Cast iron components to be refurbished and black to match existing.
 - o. Porch ceiling – To be repaired as needed and painted Sandy Hook Gray.



Figure 14 - Front facade



Figure 15 - Existing cast iron porch detail.



Figure 16 - Existing front wood paneled door. Door to remain stained wood, sidelights to be painted existing green.



Figure 17 - Existing first floor retail doors.



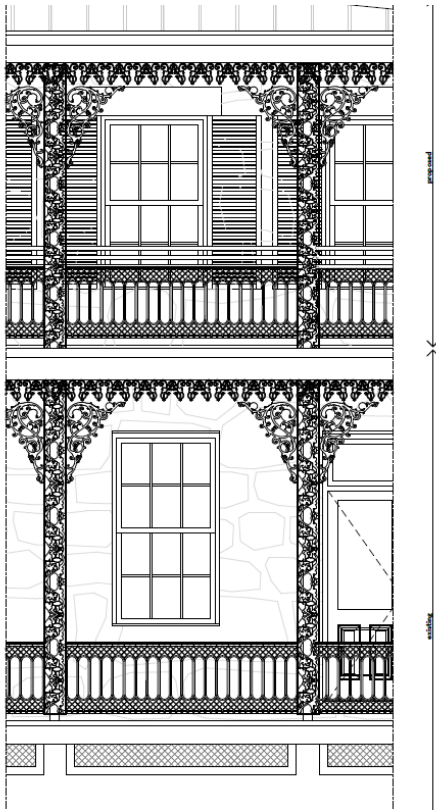


Figure 18 - Porch detail.



Figure 19 - Historic photo.



Figure 20 - Existing and proposed perspectives.

Review Criteria and Recommendations:

Chapter 5: Routine Maintenance

- 1) Chapter 5 states the following is Routine Maintenance, *“Repair or replacement of roofs, gutters, siding, external doors and windows, trim, lights and other appurtenant fixtures using the same materials and design.”*

The repairs to the existing structure are Routine Maintenance, such as the cleaning of the slate roof, repainting of wood trim and the repair of the first-floor porch components, gutters and downspouts.

Chapter 6.C: Rehabilitation and Maintenance of Existing Structures; Masonry

- 2) Chapter 6.C recommends:
 - a. *“Maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.”*
 - b. *“Repair rather than replace masonry walls, through repointing and limited replacement of masonry with units that match the size, color and texture of damaged or missing units.”*

The proposal to repoint the stone walls and brick chimney, to match the existing in type, color, consistency and tooling, complies with the Guideline recommendations.

Chapter 6.F: Rehabilitation and Maintenance of Existing Structures; Porches and Balconies

- 3) Chapter 6.F states, *“Porches are important to a building's sense of scale. Removing, enclosing or altering a porch can dramatically alter the appearance of a building. If a porch must be replaced, the replacement porch, even if simplified in detail, should reflect the size and visual weight of the original...Ornate cast iron porches and balconies were used on a number of buildings during the second half of the 19th century. Although few of these additions have survived, those that remain should be retained and restored whenever possible.”*
- 4) Chapter 6.F recommends:
 - a. *“Maintain and repair porches and balconies, including flooring, ceilings, railings, columns, ornamentation and roofing, that are original or that reflect the building's historic development.”*
 - b. *“Replace deteriorated features with new materials as similar as possible to the original in material, design and finish.”*
 - c. *“Replace missing features, such as missing supports or railings, with materials that are appropriate in scale, proportion and style.”*

Chapter 6.E: Rehabilitation and Maintenance of Existing Structures; Roofs, Dormers and Gutters

- 5) Chapter 6.E explains, *“Historic roofing materials include wood shingles, metal and slate. Wood shingles were used on the earliest buildings. Metal (including copper, terne metal and, later, galvanized steel) and slate became common roofing materials in the mid 19th century).”*
- 6) Chapter 6.E recommends, *“Use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.”*

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

- 7) Chapter 7.B recommends:
 - a. *“Design new porches and decks to be simple, compatible in design with the existing building and in scale with the existing building in size and roof height.”*

- b. *“On historic buildings, construct porches of painted wood rather than poured concrete, metal, or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks (with railings but no walls or roofs) on the rear of the building in a location not facing or highly visible from a public way.”*
- c. *“Use materials compatible with the main building on the lot or with historic outbuildings in the immediate neighborhood.”*

The proposal to reconstruct the second-floor cast iron porch complies with the Guidelines. The reconstructed porch will utilize salvaged or new cast iron components to match the existing cast iron. The porch roof will be standing seam metal, a historic building material to match that previously existing. The new materials will be historically appropriate, to match those previously existing and will consist of wood and iron. The porch will be compatible in design and scale with the existing building and existing porch.

The second story porch decking will be tongue and groove lpe and will be left unpainted. While most historic porches would have consisted of painted wood tongue and groove (such as the subject first floor porch), this flooring will be located on the second floor and will not be visible public right-of-way. The lpe is an ideal wood to use for the new second story porch decking as it is a very durable hardwood, and is highly resistant to rot and decay and is not an appropriate wood to be painted. The proposal to leave the wood flooring unpainted complies for the second-floor porch.

The reconstructed porch will utilize historically appropriate materials. The only modern feature on the porch will be the steel tube guard rail, behind the cast iron railings and panels and is a safety feature.

The use of Galvalume gutters and downspouts complies with the Guidelines as the gutters and downspouts will blend with the proposed Galvalume standing seam metal roof and the granite building façade.

Chapter 6.H: Rehabilitation and Maintenance of Existing Structures; Windows

- 8) *Chapter 6.H recommends, “Maintain and repair original windows openings, frames, sashes, sills, lintels and trim. Maintain glass, putty and paint in good condition. Install weatherstripping to reduce air infiltration.”*

Chapter 6.N: Rehabilitation and Maintenance of Existing Structures; Colors and Painting

- 9) *Chapter 6.N recommends:*
 - a. *“Use colors appropriate to the period and style of the building.”*
 - b. *“Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.”*

The painting of the windows and trim, and proposed color change for the windows complies with the Guidelines. The Guidelines recommended maintaining windows and paint in good condition. The new color will be calm and subdued, and will create a cohesive color for the windows on the building façade, as the windows are currently two different colors. The doors will be repainted in-kind, to match the existing green, which is Routine Maintenance.

Chapter 6.I: Rehabilitation and Maintenance of Existing Structures; Shutters and Blinds

- 10) Chapter 6.I recommends, *"Install shutters or blinds of painted wood. Shutters or blinds should be correctly sized for the window and operable, or at least appear operable with hinges and hold backs (shutter dogs) appropriate to the period of initial construction."*
- 11) Chapter 6.I recommends against:
- "Unnecessarily removing original shutters."*
 - "Installing shutters or blinds on a historic building if there is no evidence of their use during the historic period."*

Chapter 6.N: Rehabilitation and Maintenance of Existing Structures; Colors and Painting

- 12) Chapter 6.N recommends:
- "Use colors appropriate to the period and style of the building."*
 - "Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim."*

The proposal to add shutters back onto the building complies with the Guidelines as there is photographic evidence of louvered shutters existing on the building during its historic period. The previously existing shutters were operable. The proposed shutters will be operable with black metal hinges and shutter dogs, complying with the Guidelines.

The proposed Rookwood Shutter Green color is a historically appropriate color for shutters. The use of a darker color on the shutters will make them stand out against the granite building façade and is compatible with the style of the building.

Chapter 9: Landscape and Site Elements; Lighting

- 13) Chapter 9.E recommends:
- "Choose and locate lighting fixtures to be visually unobtrusive. Use dark metal or a similar material."*
 - "Place attached lighting fixtures in traditional locations next to or over a door."*

The proposed lighting fixtures and location in the porch ceilings complies with the Guidelines. The new fixtures, to be black metal and seeded glass, are historically appropriate. The installation into the porch ceiling is also a traditional location to have lighting located on a porch.

Section 20.112 – Historically valuable, architecturally valuable, or architecturally compatible structures.

- 14) Section 20.112 states that eligible work includes:
- "The repair or replacement of exterior features of the structure."*
 - "Work that is necessary to maintain the physical integrity of the structure with regard to safety, durability or weatherproofing;"*
 - "Maintenance of the exterior of the structure, including routine maintenance as defined in section 16.601 of the County Code."*

Sec. 20.113 – Restorations and rehabilitations of historic or heritage properties.

- 15) Section 20.113 states that qualified expenses *"means the amount of money paid by the owner of an eligible property to a licensed contractor for improvements, restoration or the rehabilitation of the property or for materials used to improve, restore or rehabilitate the property."*

The property is eligible per both Code provisions, as it is a historic structure located in the Ellicott City Historic District and is also listed on the Howard County Historic Sites Inventory. The proposed work is eligible for both tax credits as the project will repair or replacement exterior features of the structure, including the reconstruction and restoration of the historic second story porch.

Staff Recommendation to the HPC: Staff recommends the HPC approve the application as submitted and pre-approve tax credits (20.112 and 20.113) for all work.

Testimony: Mr. Shad swore in Mr. Rob Brennan and Mr. Ryan Eubanks from brennan + company architects. Mr. Brennan commended the property owner for his long-time maintenance of the Howard House and for the reconstruction of the second story porch.

Mr. Roth said the current building has ornamentation under the top window/mansard, but the future drawing does not show that, and asked if that was an omission on the drawing. Mr. Brennan confirmed that was an omission on the drawing and the ornamentation will not be removed, but will be painted.

Mr. Reich asked about the need for the tubular steel rails. Mr. Brennan said there is a 42-inch height requirement for Code. Mr. Brennan said their hope is that it will be standoff, single, tubular rail, with vertical pieces at the existing cast iron locations, and will be 1.5 inch in diameter. Mr. Brennan explained the existing cast iron railing is about 30 inches in height, so they want to close the gap of about 12 inches, using horizontal rails. Mr. Reich asked if it will be two or three rails above and behind the cast iron and Mr. Brennan said that was correct. Ms. Zoren referenced sheet A4, and asked if they could increase the height of the second story cast iron railing from 30 inches to 42 inches since they are doing a custom cast iron order. Mr. Brennan said they thought about that, but decided to replicate the original to match the first floor porch. Mr. Brennan said the tubular rails will be steel painted black to match the cast iron.

Mr. Reich asked about the roofing, which is listed as galvalume in the staff report. Mr. Reich asked if the roof will be visible. Mr. Brennan said the roof will be relatively flat. Mr. Reich and Mr. Brennan discussed the roof color. Ms. Holmes asked for clarification on the roof color. Mr. Eubanks said they had considered real copper and tried to meet the client's budget, so they chose galvalume with galvalume downspouts and gutters, allowed to weather to a dark gray over time.

Mr. Reich asked about the new light fixtures on the porch ceilings and inquired if there were existing fixtures that looked like the new ones. Mr. Brennan said they were trying to source lighting fixtures to look like the existing fixtures. Mr. Eubanks explained there are three existing hanging pendants and three spotlights on the existing first floor porch, so they were going to mimic the same thing on the new second floor porch. Mr. Reich said the lights were small, look nice and would not obstruct the appearance of the porches. Mr. Reich said the proposal looked great and was a wonderful undertaking and would be great to have the porches reconstructed.

Mr. Shad asked if any colors for the woodwork, door and shutters were new or matching the existing. Mr. Eubanks said the paint color selected for the trim, the gray color, Sandy Hook Gray, is a new color being introduced. He said the building next door has all white window frames and they wanted to distinguish this building from it. He said the shutter color and shutters are also a new introduction, but the doors will remain the same green as the existing. He said the ironwork will remain black.

Motion: Mr. Reich moved to approve the application as submitted, with tax credit pre-approval. Mr. Roth seconded. The motion was unanimously approved.

HPC-21-36 – 8385 Main Street, Ellicott City

Applicant: Jane Johnson

Request: The Applicant, Jane Johnson, requests a Certificate of Approval to install a deck at 8385 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-573. According to SDAT, the building on the property dates to 1920, however Martenet's Map of Howard County show a building in this location in 1860.

In September 2020, in case HPC-20-66, the Applicant was approved to expand the side patio and rebuild the brick retaining wall. In December 2020, in case HPC-20-82, the Applicant was approved to replace and enlarge the side awning in order to cover the expanded side patio. In August 2021, in case HPC-21-31, the Applicant submitted for a Certificate of Approval to construct a side deck and amended the application to Advisory Comments. The Commission recommended the deck be limited to the rear side of the structure so that it would not be visible from the street.

Scope of Work: The Applicant proposes to build a deck on the west rear side of the building. The deck will consist of the following components:

- 1) Deck boards – TimberTech composite gray boards.
- 2) Railings – Powder coated black aluminum railings (Key Link Fencing and Railing). Arabian series with square balusters.
- 3) Steps – Three new steps will be constructed to connect to the existing decks. The drawings show the steps will be wood.
- 4) Structural supports – Four pressure treated wood posts secured in concrete footers.

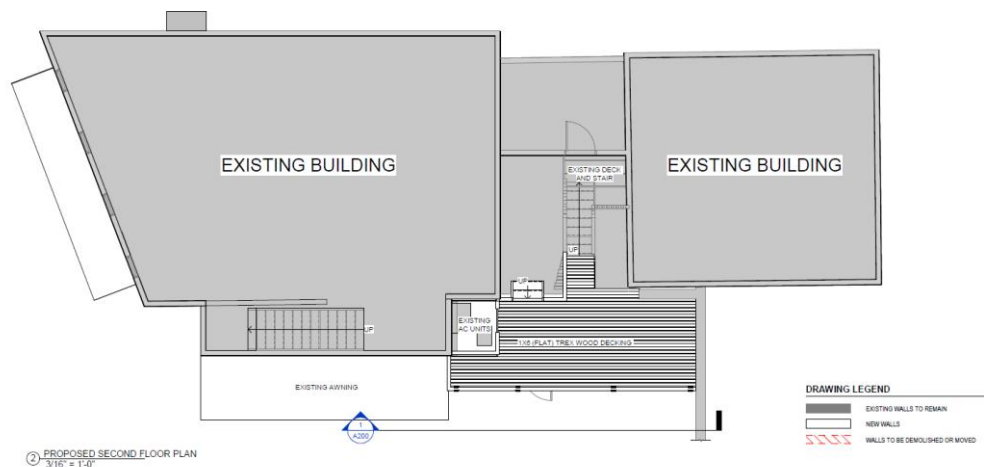


Figure 21 - Current proposal for approval.

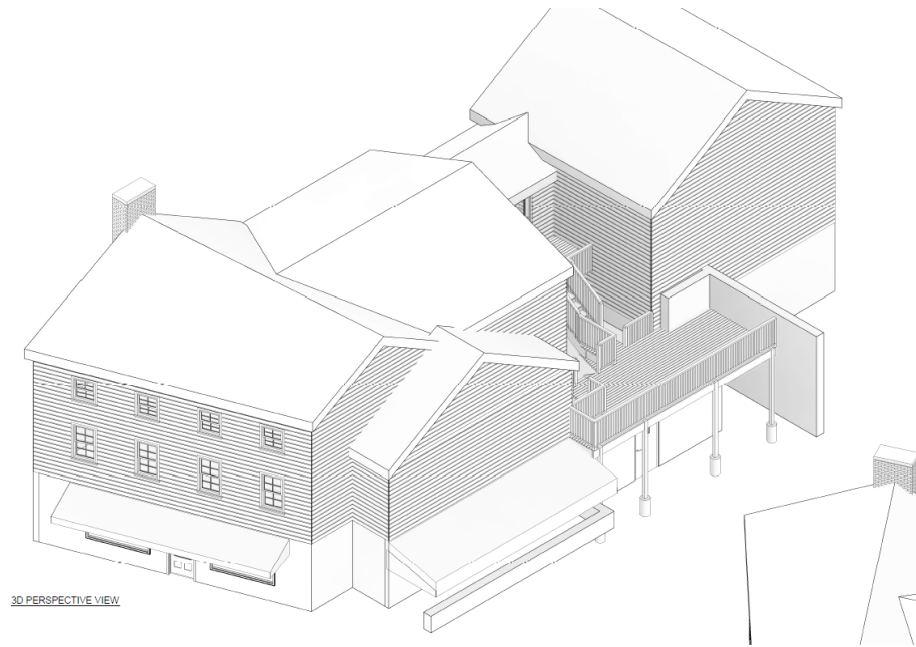


Figure 22 - Perspective of proposed deck.

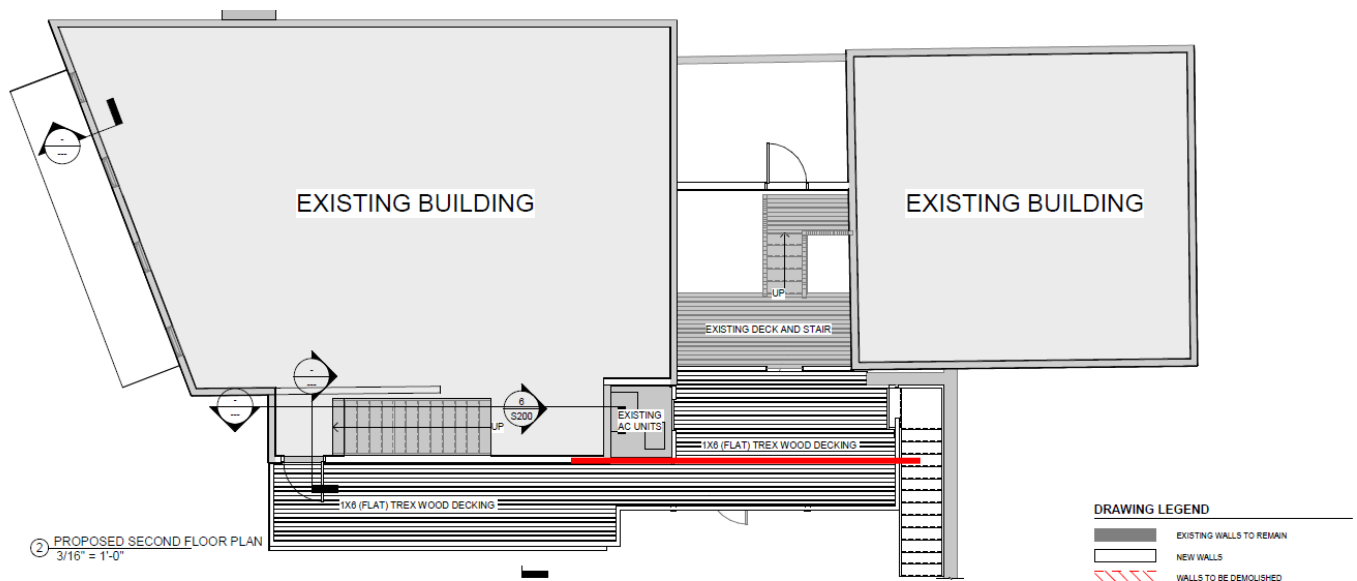


Figure 23 - August 2021 Advisory Comments, HPC recommended deck not protrude beyond red line (end of building).



Figure 24 - Key Link powder coated black aluminum railing; Arabian series with square balusters.

HPC Review Criteria and Recommendations:

Chapter 7.B: New Construction: Additions, Porches and Outbuildings; Construction of New Porches and Decks

- 16) Chapter 7.B states, "Porches and decks added to historic building should be simple in design and not alter or hide the basic form of the building."
- 17) Chapter 7.B states, "Proposals to add decks (without walls or roofs) of unpainted, pressure treated wood to the rear of historic buildings are not uncommon. Although these additions are obviously modern, they usually obscure little of the building facade and require little change to historic building features. Decks should not be added to a historic building's primary facade or a facade highly visible from a public way. They should be substantial in appearance, having more of the character of a porch (avoid decks that appear to stand on "toothpicks"), and should be related in detail as much as possible to the style and character of the building."
- 18) Chapter 7.B recommends:
 - a. "Design new porches and decks to be simple, compatible in design with the existing building and in scale with the existing building in size and roof height."
 - b. "On historic buildings, construct porches of painted wood rather than poured concrete, metal, or unpainted wood. Use stained or unpainted wood only for less visible features of a new porch, such as the decking and step treads, or for simple decks (with railings but no walls or roofs) on the rear of the building in a location not facing"
- 19) Chapter 7.B states, "The guidelines for building additions also apply to new porches, decks, ramps and steps." The following recommendations for building additions seem applicable to the proposal.
 - a. "Design outbuildings visible from a public way to be compatible in scale, form and detailing with historic structures and outbuildings in the neighborhood."
 - b. "Design outbuildings to be subordinate in size and detail to principal buildings in the immediate vicinity."

The Applicant proposes to construct a second story rear side deck, using gray composite decking and a black aluminum railing. In Ellicott City, most porch railings are wood, painted white. Black railings are more typically found as first floor wrought iron entry rails, or fencing. The Guidelines provide some leniency for the less visible features of a new porch or deck, such as the decking. The Commission should determine if the proposed composite products comply with the Guidelines.

Otherwise, the location and design of the deck appears to comply with the Guidelines, as the deck will be compatible in size with the existing building. The deck protrudes further out from the building than recommended by the Commission at the August meeting. The deck appears to protrude to the middle of the existing awning. The Commission should determine if this size is appropriate.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the application complies with the Guidelines and with their August Advisory Comments and approve, deny or modify accordingly.

Testimony: Mr. Shad swore in Jane Johnson. Ms. Johnson said that she submitted various pictures of railings found around town, including black metal railings. Regarding the size of the deck, which was recommended to align with the original structure, Ms. Johnson referenced page A101 of the plan. She explained that the outdoor walk in refrigerator and mechanicals stick out beyond the main wall and they were proposing to completely cover and obstruct the view of those items from Main Street. Ms. Johnson said they are proposing to extend the deck to the middle of the awning and the deck will hide the mechanical/refrigeration equipment.

Mr. Reich said there are details for wood railings on sheet S200, but said the application states black powder coated aluminum railings are proposed. Ms. Johnson said they wanted to use the square black powder coated aluminum railings and described the information contained in the packet.

Mr. Reich said they will be able to see the columns from the street, the corner of the deck, some of the railing and the trim on the edge of the deck. He confirmed that the deck framing will be pressure treated wood and Ms. Johnson said it will be pressure treated wood. He asked if that will be trimmed out on the outer edge. Ms. Johnson said they could paint it or trim it out using the same composite material as the decking, the stone gray. Mr. Reich said it would look better to trim it out to be compatible with the building. She said they tried to match the TimberTech decking color to the color of the building. Mr. Reich said the part of the deck they can see should look like stained wood.

Ms. Zoren agreed with Mr. Reich's comments. She was concerned that the deck was protruding from the face of the building as previously discussed, but found it acceptable to protrude if it was screening the refrigeration unit. She agreed with Mr. Reich on the horizontal trim piece and materials.

Mr. Roth said the awning will obstruct most of the view of the deck itself and the railing will be the most visible from someone at street level looking up toward the deck. Mr. Roth found the deck was fine as proposed, because the awning will minimize the visual impact of the deck.

Mr. Shad agreed with the other Commissioners that the colors were appropriate and the black railing was acceptable. He said the deck protruding out some was fine, and the gap between the building is small, so it would not be overly visible.

Mr. Reich asked the Applicant if she would be willing to use a wood fascia on the outside edge framing of the deck, painted to match the building. Ms. Johnson agreed.

Motion: Mr. Reich moved to approve the application as submitted, with the change that the Applicant will use a wood fascia on the outside edge framing of the deck, painted to match the colors on the existing building, and with aluminum rails as submitted, not wood rails shown on construction drawings. Mr. Roth seconded. The motion was unanimously

HPC-21-37 – 3709 Old Columbia Pike, Ellicott City (formerly 3713 Old Columbia Pike)

Applicant: Lisa A. Reuwer

Request: The Applicant, Lisa A. Reuwer, requests a retroactive Certificate of Approval for exterior alterations at 3709 Old Columbia Pike.

Background and Site Description: This building is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1890. However, this date is likely incorrect and the exact date of construction of this building is unknown, but it shows up on the 1959 Sanborn maps. The building is concrete block construction and historic photographs show it was once a gas station.

In July 2015, the building was approved to be covered in DryVit and painted Midnight Blue in case HPC-15-21 (the building address at this time was 3713 Old Columbia Pike). The building was not painted at this time and the owner later sought approval for Benjamin Moore Newburyport Blue (HC-155) in August 2016 in case HPC-16-47 (the building at this time still had an address of 3713 Old Columbia Pike).

Scope of Work: The Applicant seeks retroactive approval for painting the parking lot “tennis court green.”



Figure 25 - Photo from 2017; prior to current tenant.



Figure 26 - Photo from 2017. View from Main Street and Old Columbia Pike.

HPC Review Criteria and Recommendations:

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

- 1) Chapter 6.N states, “Color choice derives from personal taste, but can have a significant effect on the character of buildings and streetscapes.”
- 2) Chapter 6.N recommends:
 - a. “Use colors that were historically used on the building.”
 - b. “Use colors appropriate to the period and style of the building.”

- c. *“Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details, such as door or trim.”*
- 3) *Chapter 6.N recommends against:*
 - a. *“Using primary colors, bright orange, bright purple and grass green. These are not historically appropriate and generally will not blend with the district’s architecture.”*
 - b. *“Using too many colors. This may detract from the architectural design of the building.”*

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 1) *Chapter 9.D states the following is Routine Maintenance (work that does not require a Certificate of Approval), “Recoating an existing asphalt area or blacktopping an existing gravel driveway without increasing the length or width of the driveway.”*

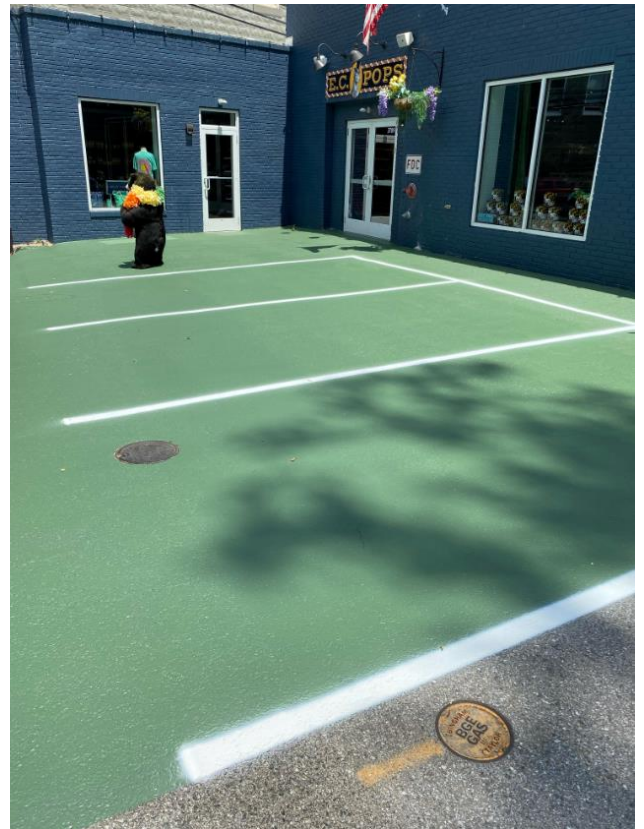


Figure 27 - Existing green paint on parking lot.

The Guidelines discussion of colors was written for buildings, as it is not typical to paint asphalt parking areas. Exceptions for painting asphalt areas exist only in relation to adding cross walks, ADA spaces, and electric vehicle charging stations. In general, painting of spaces should be reserved for transportation needs and roadway design.

The Guidelines specifically recommend against bright colors except for small details. The use on the parking lot represents a large area, not a small detail. The tennis court green color that was used is comparable to a grass green and as stated in the guideline 6.N.3, is not a historically appropriate color. There are no other painted parking areas in the historic district.

Historically, asphalt parking areas are black, and fade to a gray, until the time when they are recoated again. The Guidelines allow for the recoating or blacktopping of an asphalt area or existing gravel driveway to be Routine Maintenance, as it is the expected treatment of such an area.

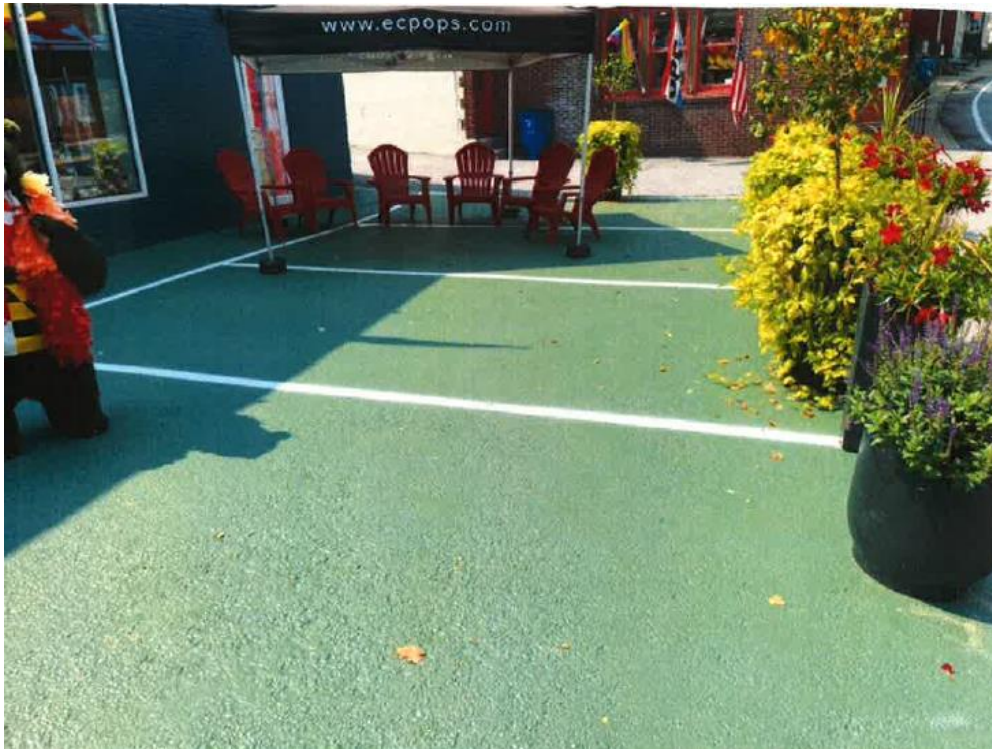


Figure 28 - Parking area painted green.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 2) Chapter 9.D states, "New driveways and off-street parking should be located to avoid major changes to topography, disturbance of mature trees, or other changes that alter the setting of historic buildings or streetscapes."
- 3) Chapter 9.D recommends, "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

The area that was painted is referred to in the application as a parking area; however, the image provided in the application makes it appear to be a space utilized for outdoor seating. Altering the use of this space for outdoor seating and painting the asphalt grass green changes the setting of the building and streetscape of the parking area as it is visible from the sidewalk and the street. Additionally, if a patio space is desired it would be considered a new site feature. Patios are typically constructed of brick, granite cobble or bluestone pavers which are used to create a pedestrian space that is not accessible by vehicles. The use of natural stone and masonry materials such as these enrich the historic environment of Ellicott City and blend with the town's granite and other masonry buildings.

Staff Recommendation to the HPC: Staff recommends the HPC determine if the green parking lot complies with the Guidelines and approve, deny or modify accordingly. If the Commission determines that the green parking lot does not comply, Staff recommends the HPC recommend the Applicant consider amending the application to a scope of work that would comply with the Guidelines.

Testimony: Mr. Shad swore in Lisa Reuwer. She said the alterations to the property were made without landlord approval and she was happy to abide by whatever the committee said. Ms. Burgess explained that Mr. Reuwer had submitted an additional photo to include the planters and novelty car in the application for approval. Mr. Taylor asked the Applicant if they were seeking approval of the planters

and car. Ms. Reuwer said they were. Mr. Taylor asked if the parking spots would go away and Ms. Reuwer said they would go away.

Mr. Reich expressed concern over the color of the parking lot. He agreed with the staff report that painting is typically for crosswalks, etc. He said it looks like the tenants are trying to create a sitting area. Mr. Reich said the green does not fit in with the historic context. He said it might be appropriate to paint the paving if it was light gray. He asked if the goal was to have a sitting area.

Mr. Shad swore in Don Reuwer. Mr. Reuwer said the problem with parking is that it is not safe to pull out into the street and the shop cannot control who parks there and they do not want to use the area as parking. Mr. Reuwer liked the idea of a light gray. Mr. Reuwer said the planters and car are brought inside each night.

Mr. Reich asked if they were also being asked to approve the planters. Ms. Burgess explained she received an email from Mr. Reuwer asking to add planters and the car to the application, because it is part of the area being discussed. Mr. Taylor said the Commission needs to determine if they can accept the amendment to the application. Mr. Reich suggested the Applicant submit a new application for everything they want to do and withdraw this application tonight. Mr. Taylor explained the Commission's precedent on planters, citing the Main Street Ballroom case, where the planters are put out every day and considered permanent because they are there every day. Ms. Reuwer said the purpose of the planters is to keep people from leaving cars there all day.

Mr. Roth said the green color is not appropriate and does not comply with the Guidelines. He said the color is also used to delineate bike lanes and using it for other purposes can lessen the effectiveness when needed for bike lanes. He does not think they should consider any street furniture or planters in this meeting without sufficient public notice. Mr. Roth thinks those items should be submitted for approval with the intent to leave out every night.

Ms. Zoren agreed that the green painted asphalt does not meet the Guidelines and is not appropriate for the Historic District. She said it was possible that returning to an asphalt color or another gray color could be appropriate. She said that if they are trying to make a better curb appeal, then suggested changing the material entirely to something that would enhance the building.

Mr. Shad said the color is green and before that was rainbow colors. He asked if the tenant was aware of the requirement for pre-approval. Ms. Reuwer said they are now aware. Mr. Taylor said there has already been retroactive applications from this business for planters at another location on Main Street.

Mr. Shad said the Commission is in consensus that the color is not appropriate. Mr. Roth asked what would happen if the asphalt was damaged and needed to be replaced. Ms. Holmes said the Guidelines allow for recoating as Routine Maintenance. Ms. Reuwer asked if they could return it to the original color, which was a soft black. Mr. Reich suggested putting an asphalt coating on it.

Mr. Taylor pointed out to the Commissions that painting the parking lot a gray color, as suggested by Mr. Reich, would set a precedent for other parking areas being painted. Ms. Zoren said she was not fine with that precedent and said the applicant should recoat the asphalt as quickly as possible. If they are interested in pursuing a patio, then she recommended they file an application.

Mr. Roth said in that case, the Applicant should withdraw their application and recoat the driveway without any approvals needed.

Ms. Reuwer said that sounded reasonable and she would let the tenants know.

Mr. Taylor clarified for the record and asked the Applicants if they were withdrawing their application and, in the future, will submit a new application. Ms. Reuwer said that was correct.

Motion: There was no motion as the application was withdrawn.

OTHER BUSINESS

OTHER BUSINESS

1. Adoption of Howard County Historic Sites Inventory Updates
 - a. Adding HO-1165, Treakle Farm and HO-1177 Duvall Farm
 - b. Correcting address and historic names entries from existing properties listed on the Inventory.

Ms. Holmes introduced to the Commission the proposed Council Resolution for a 2021 amendment to adopt two new sites, HO-1165 and HO-1177, and correct 13 existing Historic Sites that need address changes. Mr. Reich said he was impressed with the historic details Mr. Short put together for the inventories. There was no objection to the resolution. Mr. Roth moved to approve that the Commission recommend the Council adopt the proposed changes and additional inventory sites. Mr. Reich seconded. The motion was unanimously approved.

Mr. Shad moved to adjourn at 8:30 pm. Mr. Roth seconded. The motion was unanimously approved.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

S. Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner